Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

34 Nott Street Balwyn VIC 3103

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$2,550,000	&	\$2,800,000
n sale price				
e house or unit as applicable)				

Median Price	\$2,605,000	Prope	erty type House		Suburb	Balwyn	
Period-from	01 Jan 2021	to	31 Dec 2	2021	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
26 Empress Road Surrey Hills VIC 3127	\$2,882,000	25-Nov-21	
14 June Avenue Balwyn North VIC 3104	\$2,545,000	16-Dec-21	
33 Harrington Avenue Balwyn North VIC 3104	\$2,610,000	24-Dec-21	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25 January 2022

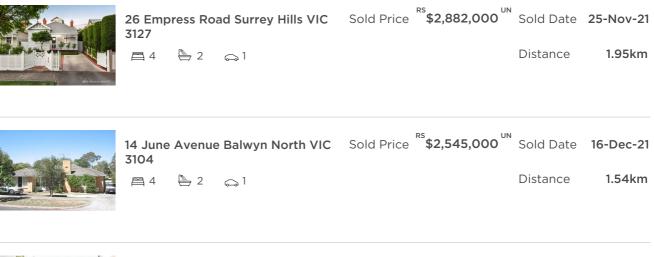


consumer.vic.gov.au



VICPROP HAWRHORN M +61396296110

E admin.hawthorn@vicprop.com.au



This property is open for inspection.	33 Harrington Avenue Balwyn North VIC 3104			Sold Price	^{RS} \$2,610,000	Sold Date	24-Dec-21
éfé fully succended property will be auté to attent de the impection. éfé fully succended property will be auté to attent de the impection. entry attent atten	E 4	2	Ģ ¹			Distance	2.23km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.